

**City of Greensboro Planning Department
Zoning Staff Report
April 12, 2004 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: G
Location: 3245 Yanceyville Street

Applicant: Marwan and Karen Mujali
Owner: Beulah K. Clark

From: RS-9
To: CD-RM-12

Conditions: 1) Cross access will be provided to the existing apartments south of and adjacent to the subject property.

SITE INFORMATION	
Existing Land Use	Single Family Dwelling
Acreage	2.715
Physical Characteristics	<i>Topography:</i> Rolling <i>Vegetation:</i> Grass/Woods <i>Other:</i> n/a
Overlay Districts	n/a
Historic District/Resources	n/a
Generalized Future Land Use	Mixed Use Commercial
Other	n/a

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Dwelling	RS-9
<i>South</i>	Dogwood Creek Apartments	RM-12
<i>East</i>	Single Family Dwellings (2)	RS-9
<i>West</i>	Estes Trucking/Freight Terminal	LI

ZONING HISTORY		
Case #	Year	Request Summary
	1992	The zoning for the western half of this property, as well as lots to the north up to Rankin Road, was Industrial L under the previous ordinance. At the time of city-wide remapping to implement the UDO, the entire area was classified as RS-9.

DIFFERENCES BETWEEN RS-9 (EXISTING) AND CD-RM-12 (PROPOSED) ZONING DISTRICTS
RS-9: Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer is required. The overall gross density will typically be 4.0 units per acre or less.
CD-RM-12: Primarily intended to accommodate multifamily uses at a density of 12.0 units per acre or less. See Condition.

TRANSPORTATION	
Street Classification	Yanceyville Street - Major Thoroughfare
Site Access	Unknown at this time.
Traffic Counts	Yanceyville Street ADT = 12,500
Trip Generation	N/A
Sidewalks	N/A
Transit	No.
Traffic Impact Study	Not required.
Other	

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, drains to North Buffalo Creek
Floodplains	Non-FEMA
Streams	Perennial stream at rear of property
Other	May have wetlands adjacent to stream

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

POLICY 7A.2: Encourage “home-grown” and community based businesses and entrepreneurs with special emphasis in increasing the number of minority-owned businesses in traditionally underserved parts of the community.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans:**Other Plans:****STAFF COMMENTS**

Planning: The property to the south was rezoned to CU-Institutional 100 by the Zoning Commission in 1988. This property contains the Dogwood Creek Apartments. Use of this property was restricted to multifamily with a maximum of 128 dwelling units. At the time of city-wide remapping to implement the UDO, this adjacent property was designated as RM-12.

The area requested for rezoning is classified as Mixed Use Commercial on the Connections 2025 Generalized Future Land Use map. High density, mixed-income housing is supported by this land use classification and Plan polices 6A.2 and 6C. The applicant is the current owner of the Dogwood Creek Apartments, located immediately to the south of this request, and as stated in the conditions this request is being made to allow an expansion of the existing apartments. The existing apartments are one-story units and the new buildings could be as tall as 50 feet within the RM-12 district.

This property is in close proximity to grocery and convenience stores, as well as other commercial services.

Staff does have some concerns about the width of the site and the ability to fit a drive aisle, parking and buildings on it and these concerns have been shared with the applicant. The applicants' architect does not think that this will be a problem and those concerns will be addressed during site plan development and review.

This request is a reasonable extension of the adjacent zoning to the south and it is consistent with Connections 2025 objectives to promote compact, urban development and provide affordable housing opportunities.

GDOT: No comments.

Water Resources: No additional comments.

HCD: No comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.